

TO LET - FULLY FITTED RESTAURANT/BAR, AVAILABLE DUE TO ABORTIVE NEGOTIATIONS

GRACE HALL

147 LEADENHALL STREET, LONDON, EC3V 4QT



Key Highlights

- Fully fitted restaurant unit to let with kitchen equipment in the basement
- Former banking hall with impressive internal space
- Flexible uses considered
- Comprehensive refurbishment of the property to deliver 14,000 sq ft of offices which are also available
- Offers invited

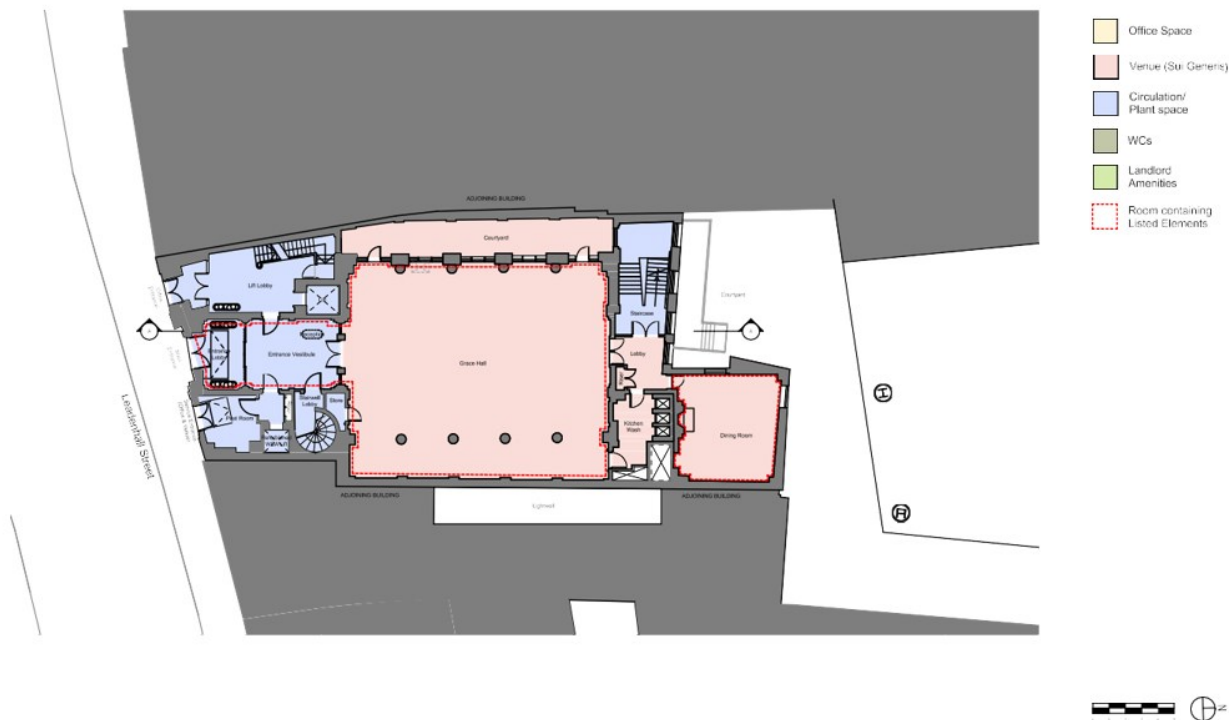
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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, positioned within a yellow rectangular background.

Ground Floor - General Arrangement Plan



Description

Grace Hall is a listed former banking hall which was formerly the home of New York banking firm Grace & Co. The property is currently undergoing a comprehensive refurbishment which will complete Q4 2022.

Location

Leadenhall Street is located in the City of London running East from Bishopsgate in the core of the insurance district. The location is already established with food, beverage and leisure but will further improve with the completion of landmark schemes on Bishopsgate and Broadgate. New additions include Eataly Italian Foodhall and The Market at 22 Bishopsgate.



FLOOR AREAS	SQ FT
Ground Floor	3,822
Basement	1,512



Rent
On Application

Tenure
A new effectively full repairing and insuring lease will be available for a term to be agreed subject to upwards only rent reviews.

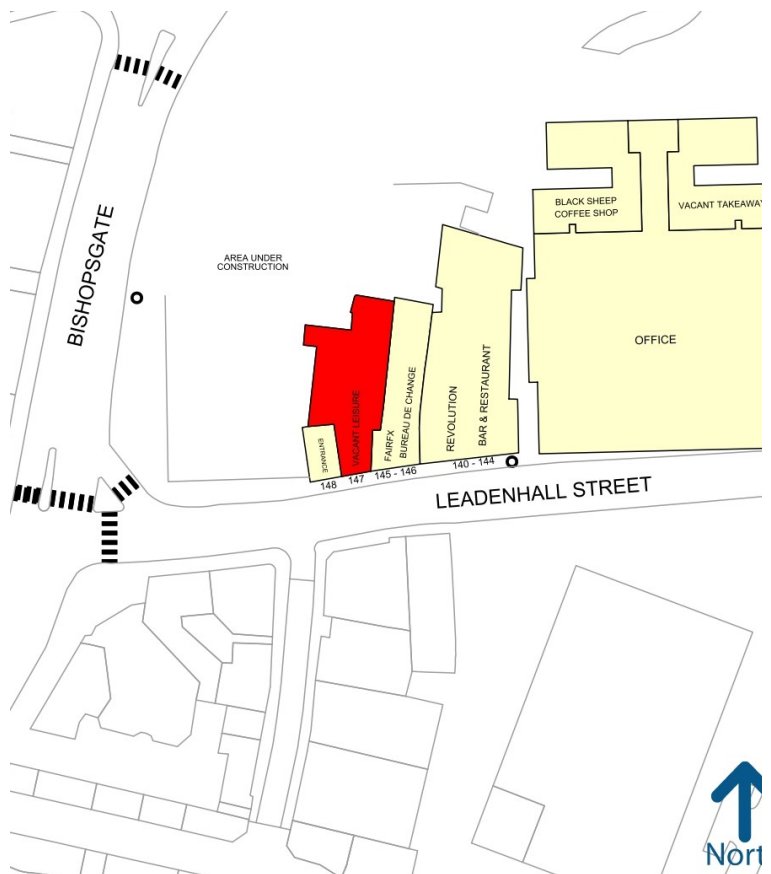
Rateable Value
Rateable Value is £192,000. Interested parties should make their own enquiries with the City of London Corporation.

Service Charge
Service Charge to be confirmed.

Use
The proposed planning change to a new Commercial Class E (effective from 1st September 2020) will enable the premises to be used for alternative uses such as retail, medical and office without a need for a change of use.

Legal Costs
Each party to be responsible for their own legal and professional costs incurred in the transaction.

EPC
A valid EPC for this property can be made available upon request.



VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with:

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November 2021

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